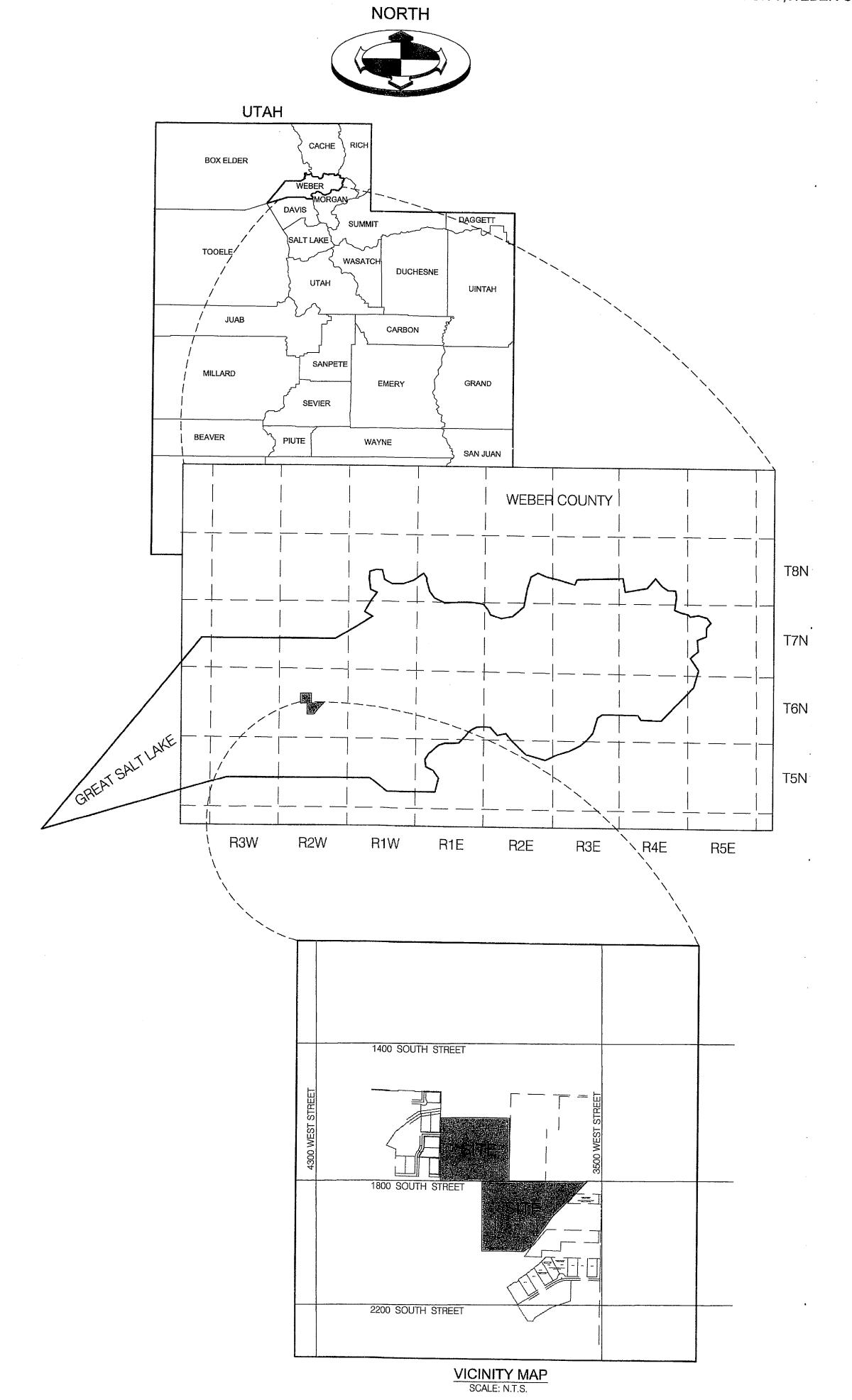
ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. & M. OGDEN CITY, WEBER COUNTY, UTAH



Deceived

BY: 56 5A

GENERAL NOTES:

- 1) THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY VANGUARD TITLE INSURANCE AGENCY, LLC., COMMITMENT NO. 03632-GHJ, DATED JUNE 15, 2016. AND THE COMMITMENT FOR TITLE INSURANCE ISSUED BY VANGUARD TITLE INSURANCE AGENCY, LLC., COMMITMENT NO. 03627-GHJ, DATED JUNE 15, 2016
- 2) DOCUMENTS OF ADJOINING PROPERTIES OR OTHER DOCUMENTS NOT FURNISHED WITH THE REFERENCED TITLE REPORTS HAVE NOT BEEN USED IN THE PERFORMANCE OF THIS SURVEY. THEREFORE, ISSUES THAT MAY EXIST REGARDING GAPS OR OVERLAPS OF DESCRIPTIONS AND QUESTIONS AS TO UNDERLYING FEE OWNERSHIP, JUNIOR AND SENIOR RIGHTS OF OWNERSHIP PERTAINING TO ADJOINING PROPERTIES, ARE NOT ADDRESSED ON OR BY THIS MAP. THE INFLUENCE OF OTHER DOCUMENTS COULD RESULT IN THE VARIANCE OF PROPERTY LINES AS SHOWN HEREON.

COMMITMENT NO. 03627-GHJ (PARCEL No. 15-078-0002)

SCHEDULE BII EXCEPTIONS: EXCEPTIONS:

ITEMS 1-11 NOT ADDRESSED BY THIS SURVEY

- All EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPELINES, POWER POLES, TELEPHONE, SEWER, GAS OR WATER LINES AND RIGHTS-OF-WAY AND EASEMENTS THEREOF. (AS SHOWN ON SURVEY) (IRRIGATION EASEMENT AS RECORDED AT ENTRY No. 1406858, MAY 17, 1996 AS SHOWN IN ABSTRACT PROVIDED BY TITLE COMPANY DOES NOT AFFECT PROPERTY)
- ITEM 13 RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO, TO USE FOR STREET AND INCIDENTAL PURPOSES, THAT PORTION OF THE LAND LYING WITHIN THE BOUNDARIES OF 1800 SOUTH STREET. (33' HALF WIDTH OF STREET AS SHOWN ON SURVEY)
- ITEM 14 RIGHT OF WAY GRANT IN FAVOR OF THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY, RECORDED MAY 31,1929 IN BOOK S AT PAGE 147 OF OFFICIAL RECORDS. (DESCRIPTION IS GENERAL AND SUBJECT PROPERTY MAY BE INCLUDED)
- ITEM 15 A GRANT OF EASEMENT DATED NOVEMBER 7, 1972 IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY TO INSTALL AND CONSTRUCT, OPERATE, REPLACE AND MAINTAIN COMMUNICATION AND OTHER FACILITY(IES) THEREIN, AND ALL NECESSARY FIXTURES THERETO, RECORDED MARCH 15, 1973 AS ENTRY NO. 589253 IN BOOK 1019 AT PAGE 51 OF OFFICIAL RECORDS. (AS SHOWN ON SURVEY)
- ITEM 16 RIGHTS OF PARTIES IN POSSESSION OF THE SUBJECT PROPERTY UNDER UNRECORDED LEASES, SUBLEASES, RENTAL OR OCCUPANCY AGREEMENTS AND ANY CLAIMS OR INTEREST ARISING THEREUNDER. (NO DOCUMENTATION WAS PROVIDED THAT OTHER PARTIES HAVE RIGHTS TO SUBJECT PROPERTY.)
- TEM 17 ANY MATTERS THAT WOULD BE DISCLOSED BY AN ACCURATE SURVEY. (MATTERS THAT AFFECT THIS PROPERTY ARE SHOWN ON SURVEY)

ITEMS 18-19 NOT ADDRESSED BY THIS SURVEY.

<u>COMMITMENT NO. 03632-GHJ</u> (PARCEL No. 15-057-0006)

SCHEDULE BII EXCEPTIONS: EXCEPTIONS:

ITEMS 1-14 NOT ADDRESSED BY THIS SURVEY.

- ITEM 15 ALL EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPELINES, POWER POLES, TELEPHONE, SEWER, GAS OR WATER LINES AND RIGHTS-OF-WAY AND EASEMENTS THEREOF. (EXISTING IMPROVEMENTS AS SHOWN ON SURVEY, RIGHTS-OF-WAY AND EASEMENTS OF RECORD PROVIDED BY TITLE REPORT SHOWN)
- ITEM 16 RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO, TO USE FOR S STREET AND INCIDENTAL PURPOSES, THAT PORTION OF THE LAND LYING WITHIN THE BOUNDARIES OF 1800 SOUTH STREET. (33' HALF WIDTH OF STREET AS SHOWN ON SURVEY.)
- ITEM 17 RIGHT OF WAY AND EASEMENT AS GRANTED TO THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY BY INSTRUMENT RECORDED JUNE 28, 1929 IN BOOK 3-P AT PAGE 503 OF OFFICIAL RECORDS. (DOCUMENT NOT PROVIDED, UNABLE TO DETERMINE IF SUBJECT PROPERTY IS INCLUDED)
- ITEM 18 RIGHTS OF PARTIES IN POSSESSION OF THE SUBJECT PROPERTY UNDER UNRECORDED LEASES, SUBLEASES, RENTAL OR OCCUPANCY AGREEMENTS AND ANY CLAIMS OR INTEREST ARISING THEREUNDER. (NO DOCUMENTATION WAS PROVIDED THAT OTHER PARTIES HAVE RIGHTS TO SUBJECT PROPERTY.)
- ITEM 19 ANY MATTERS THAT WOULD BE DISCLOSED BY AN ACCURATE SURVEY. (MATTERS THAT AFFECT THIS PROPERTY ARE SHOWN ON SURVEY)

ITEMS 20-22 NOT ADDRESSED BY THIS SURVEY.

NARRATIVE OF BOUNDARY:

SCOPE
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY RICE ASSET
MANAGEMENT, LLC TO PERFORM AN ALTA/NSPS LAND TITLE SURVEY OF SUBJECT PROPERTY

NARRATIVE
THE BOUNDARY OF PARCEL 15-057-0006 WAS ESTABLISHED BY USING BOTH MEASURED AND RECORD LOCATIONS OF SECTION CORNERS OF SECTION 21. SECTION 21 WAS THEN BROKEN DOWN INTO ALIQUOT PARTS AND THE OVERALL BOUNDARY OF THE SW4 OF THE SE4 WAS DETERMINED AS SHOWN ON SHEET 2 OF 3.

THE BOUNDARY OF PARCEL 15-078-0002 WAS ESTABLISHED BY USING MEASURED LOCATIONS OF SECTION CORNERS OF SECTION 28. SECTION 28 WAS THEN BROKEN DOWN INTO ALIQUOT PARTS AND THE E½ OF THE NW OF THE NE1/4 WAS DETERMINED AS SHOWN ON SHEET 3 OF 3, THE EASTERLY LINE OF THE OVERALL PARCEL WAS DETERMINED BY MATCHING RECORD OF SURVEYS THAT CALLED TO A FENCE AS THE "WEST BANK OF A SLOUGH" REFERRED TO IN THE DEED OF RECORD. THE OVERALL BOUNDARY IS AS SHOWN ON SHEET 3 OF 3.

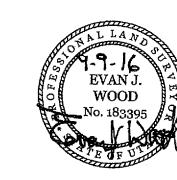
THE BASIS OF BEARINGS FOR THIS SURVEY ARE THE SECTION MONUMENTS ON 1800 SOUTH STREET: SOUTH 89°15'08" EAST BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, PER THE WEBER COUNTY SURVEY MONUMENT BEARING SHEET AS SHOWN HEREON

SURVEYOR'S CERTIFICATE:

VANGUARD TITLE INSURANCE AGENCY, LLC
RICE ASSET MANAGEMENT, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 5, 8, 11 & 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 10, 2016.

DATE OF PLAT OR MAP: SEPTEMBER 9, 2016



TITLE DESCRIPTION:

VANGUARD TITLE INSURANCE AGENCY, LLC File No. 03632-GHJ

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH.

PARCEL No. 15-057-0006

VANGUARD TITLE INSURANCE AGENCY, LLC File No. 03627-GHJ

THE LAND REFERRED TO IN THIS COMMITMENT IS LOCATED IN THE COUNTY OF WEBER, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

THE EAST 1/2 OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH. ALSO THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28,LYING AND BEING NORTH AND WEST OF A SLOUGH RUNNING THROUGH SAID LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28 AND RUNNING THENCE EAST 70 RODS, MORE OR LESS, TO THE WEST BANK OF A SLOUGH; THENCE SOUTHWESTERLY ALONG THE WESTERLY BANK OF SAID SLOUGH TO THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE WEST 10 RODS, MORE OR LESS, TO THE WEST LINE OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 80 RODS TO THE PLACE OF BEGINNING.

TAX PARCEL NO.: 15-078-0002

CONTAINS 39.98 ACRES.

AS SURVEYED DESCRIPTION:

RAY L. BERTOLDI OR LIZ M. BERTOLDI, TRUSTEES TAX PARCEL NO.: 15-078-0002

A DESCRIPTION, BEING THE ENTIRE PARCEL DEFINED IN THAT CERTAIN WARRANTY DEED RECORDED JUNE 08, 2016, AS ENTRY 2797394 IN THE OFFICE OF THE WEBER COUNTY RECORDER, SITUATE IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THE EASTERLY LINE OF THE DEED CALLS TO THE WESTERLY LINE OF A SLOUGH, PREVIOUS SURVEYS BY MARTIN MOORE DEFINES THE WESTERLY LINE OF THE SLOUGH AS AN EXISTING FENCE. EVIDENCE OF THOSE PREVIOUS SURVEYS WAS FOUND AND ACCEPTED TO HELP ESTABLISH AND DEFINE SAID EASTERLY DEED LINE AND IS DESCRIBED AS FOLLOWS:

THE EAST 1/2 OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH. ALSO THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, LYING AND BEING NORTH AND WEST OF A SLOUGH RUNNING THROUGH SAID LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, SAID POINT BEING 1321.81' S89°15'08"E ALONG THE SECTION LINE FROM THE NORTH QUARTER CORNER OF SAID SECTION 28 AND RUNNING THENCE SOUTH 89°15'08" EAST 1169.46 FEET ALONG SAID SECTION LINE TO THE EXTENDED FENCE LINE DEFINED AS THE WESTERLY BANK OF A SLOUGH BY PREVIOUS SURVEYS; THENCE TO AND ALONG SAID FENCE AND WESTERLY BANK OF SAID SLOUGH THE FOLLOWING SEVEN (7) COURSES AND DISTANCES TO THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE (1) SOUTH 38°02'07" WEST 414.75 FEET; THENCE (2) SOUTH 37°51'05" WEST 188.07 FEET; THENCE (3) SOUTH 38°06'04" WEST 513.12 FEET; THENCE (4) SOUTH 43°27'51" WEST 42.80 FEET; THENCE (5) SOUTH 39°10'43" WEST 191.74 FEET; THENCE (6) SOUTH 41°15'28" WEST 152.02 FEET; THENCE (7) SOUTH 33°50'24" WEST 170.55 FEET; THENCE ALONG SAID QUARTER-QUARTER SECTION LINE NORTH 89°14'12" WEST 151.42 FEET TO THE WEST LINE OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 00°39'55" EAST 1327.93 FEET TO THE POINT

CONTAINS 40.26 ACRES.

LIST OF REFERENCED DOCUMENTS

- R1) TITLE REPORT ISSUED BY VANGUARD TITLE INSURANCE AGENCY, ORDER NO. 03627-GHJ, DATED JUNE 15, 2016
- R2) TITLE REPORT ISSUED BY VANGUARD TITLE INSURANCE AGENCY, ORDER NO. 03627-GHJ, DATED JUNE 15. 2016
- R3) SURVEY PERFORMED BY WILLIAM L. HOLYOAK (MOUNTAIN ENGINEERING), ON FILE WITH THE OFFICE OF THE WEBER COUNTY SURVEYOR AS SURVEY NUMBER 000075.
 R4) SURVEY PERFORMED BY WILLIAM L. HOLYOAK (MOUNTAIN ENGINEERING), ON FILE
- WITH THE OFFICE OF THE WEBER COUNTY SURVEYOR AS SURVEY NUMBER 000088.

 R5) SURVEY PERFORMED BY MARTIN B. MOORE Jr. (MOUNTAINWEST PROFESSIONAL LAND SURVEYORS), ON FILE WITH THE OFFICE OF THE WEBER COUNTY SURVEYOR AS SURVEY NUMBER 000515.
- R6) SURVEY PERFORMED BY WILLIAM L. HOLYOAK (MOUNTAIN ENGINEERING), ON FILE WITH THE OFFICE OF THE WEBER COUNTY SURVEYOR AS SURVEY NUMBER 001876.
- R7) SURVEY PERFORMED BY KLINT H. WHITNEY (GARDENER ENGINEERING), ON FILE WITH THE OFFICE OF THE WEBER COUNTY SURVEYOR AS SURVEY NUMBER 005120.

 R8) DEGIORGIO SUBDIVISION, RECORDED AT THE WEBER COUNTY RECORDER'S OFFICE IN
- BOOK 19 AT PAGE 40.

 R9) DEGIORGIO SUBDIVISION, PHASE 2, RECORDED AT THE WEBER COUNTY RECORDER'S

 OFFICE IN BOOK 44 AT PAGE 32.
- R10) FLINDERS' SUBDIVISION, PHASE ONE, RECORDED AT THE WEBER COUNTY
 RECORDER'S OFFICE IN BOOK 30 AT PAGE 20.
 R11) HANSEN SUBDIVISION, RECORDED AT THE WEBER COUNTY RECORDER'S OFFICE IN
- BOOK 28 AT PAGE 81.

 R12) HANCOCK SUBDIVISION, RECORDED AT THE WEBER COUNTY RECORDER'S OFFICE IN BOOK 35 AT PAGE 12.

R13) ALLEN ESTATES SUBDIVISION, PHASE 2, RECORDED AT THE WEBER COUNTY RECORDER'S OFFICE IN BOOK 64 AT PAGE 86.

ENCHA BI

T, LLC

VEST 1800 SOUTH T WEBER, UTAH

3701

PROJECT NO. 1607138

ALTA/NSPS LAND TITLE SURVEY

SVA.01 1 OF 3

